001.0	0002	0025.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	994,300	/	994,300
USE VALUE:	994,300	/	994,300
ASSESSED:	994,300	/	994,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KROS STEVEN MICHAEL &
Owner 2:	KROS TEREZA PACHECO
Owner 3:	
Street 1:	5311 FOREST BROOK PKWY
Street 2:	
Twn/City:	MARIETTA
St/Prov:	GA Cntry: Own Occ: N
Postal:	30068 Type:

PREVIOUS OWNER

Owner 1:	HICKEY BARBARA -
Owner 2:	-
Street 1:	52 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	561,600	700	432,000	994,300
Total Card	0.092	561,600	700	432,000	994,300
Total Parcel	0.092	561,600	700	432,000	994,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.37 | /Parcel: 416.3

Legal Description

User Acct
634
GIS Ref
GIS Ref
Insp Date
08/25/17

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0025.0

!62!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	561,600	700	4,000.	432,000	994,300	994,300	Year End Roll	12/18/2019
2019	104	FV	412,900	700	4,000.	459,000	872,600	872,600	Year End Roll	1/3/2019
2018	104	FV	412,900	700	4,000.	334,800	748,400	748,400	Year End Roll	12/20/2017
2017	104	FV	387,400	0	4,000.	291,600	679,000	679,000	Year End Roll	1/3/2017
2016	104	FV	387,400	0	4,000.	248,400	635,800	635,800	Year End	1/4/2016
2015	104	FV	345,600	0	4,000.	243,000	588,600	588,600	Year End Roll	12/11/2014
2014	104	FV	345,600	0	4,000.	199,800	545,400	545,400	Year End Roll	12/16/2013
2013	104	FV	359,500	0	4,000.	190,100	549,600	549,600		12/13/2012

PRINT

Date	Time
12/10/20	15:56:57

LAST REV

Date	Time
09/25/17	12:24:02
apro	

TAX DISTRICT

PAT ACCT. 62

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HICKEY BARBARA,	1394-63		12/22/2010	Change>Sale	556,400	No	No		
	601-156		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2011	159	Redo Kit	59,600					&REDO BATH/NEW BLU
8/28/2001	588	Alterati	3,200	C				REPAIR FRONT STAIR

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
6/1/2011	Info Fm Prmt	BR	B Rossignol
4/6/2009	Meas/Inspect	163	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08969843
Const Adj.:	0.99980003
Adj $ / SQ:	185.212
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629595
Depreciation:	67996
Depreciated Total:	561599

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

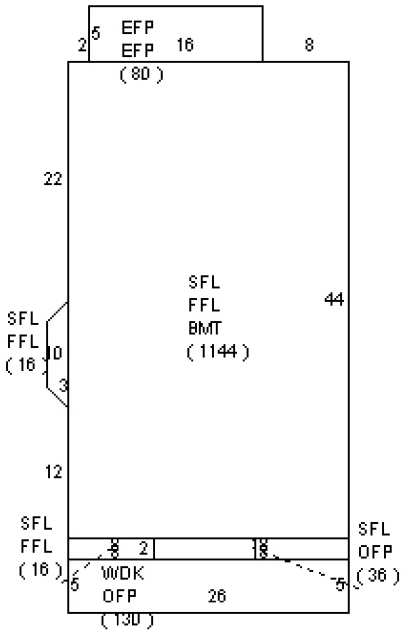
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.21
Special Features:	0	Val/Su Net:	140.82
Final Total:	561600	Val/Su SzAd	235.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,212	185.210	224,477
FFL	First Floor	1,176	185.210	217,809
BMT	Basement	1,144	55.560	63,565
OFP	Open Porch	166	26.430	4,388
EFP	Enclos Porch	160	44.230	7,077
WDK	Deck	130	13.690	1,780

Net Sketched Area:	3,988			Total:	519,096
Size Ad	2388	Gross Are	3988	FinArea	2388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X19	A	AV	2000	4.22	T	15.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc